

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Richland Consortium

State: WA

PJ's Total HOME Allocation Received: \$8,457,102

PJ's Size Grouping*: C

PJ Since (FY): 1996

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	14			
% of Funds Committed	96.40 %	94.17 %	3	93.41 %	74		78
% of Funds Disbursed	86.60 %	88.11 %	10	84.68 %	48		51
Leveraging Ratio for Rental Activities	4.44	7.09	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.51 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	75.68 %	79.42 %	8	68.18 %	53		56
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	93.23 %	1	80.32 %	100		100
% of 0-30% AMI Renters to All Renters***	100.00 %	62.99 %	1	45.16 %	100		100
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.96 %	1	95.04 %	100		100
Overall Ranking:			In State:	1 / 14	Nationally:	99	99
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,319	\$25,171		\$26,037	8	Units	2.10 %
Homebuyer Unit	\$23,547	\$19,773		\$14,755	289	Units	76.90 %
Homeowner-Rehab Unit	\$23,062	\$20,392		\$20,487	79	Units	21.00 %
TBRA Unit	\$0	\$1,727		\$3,225	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Richland Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,943	\$86,901	\$17,185
State:*	\$115,567	\$112,037	\$25,455
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	100.0	43.4	60.8	0.0
Black/African American:	0.0	2.8	1.3	0.0
Asian:	0.0	3.1	1.3	0.0
American Indian/Alaska Native:	0.0	0.0	1.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.0	2.5	0.0

ETHNICITY:				
Hispanic	0.0	49.3	32.9	0.0

HOUSEHOLD SIZE:				
1 Person:	75.0	13.9	19.0	0.0
2 Persons:	12.5	17.0	20.3	0.0
3 Persons:	0.0	17.7	25.3	0.0
4 Persons:	0.0	25.3	19.0	0.0
5 Persons:	12.5	14.9	7.6	0.0
6 Persons:	0.0	6.9	7.6	0.0
7 Persons:	0.0	1.7	1.3	0.0
8 or more Persons:	0.0	2.4	0.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	62.5	17.7	22.8	0.0
Elderly:	25.0	0.0	8.9	0.0
Related/Single Parent:	0.0	30.9	35.4	0.0
Related/Two Parent:	12.5	44.1	26.6	0.0
Other:	0.0	7.3	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.0	0.0 #
HOME TBRA:	0.0	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Richland Consortium

State: WA

Group Rank: 99
(Percentile)

State Rank: 1 / 14 PJs

Overall Rank: 99
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	75.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.78	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

